

PUBLIC HEARING--May 12, 1965

Appeal #8200 Laurie Coleman, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965.

ORDERED:

That the appeal for a variance from the open court requirements of the R-3 District to permit erection of third floor rear addition to the dwelling at 2705 P St. N.W., lot 285, square 1266, be granted conditionally.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 17.75 feet on P Street, a depth of 110 feet to a ten foot wide public alley in the rear and contains 1952.50 square feet of land.

(2) Appellant's lot is improved with a three story row dwelling on the front and a two story section adjoining to the rear. Appellant has sought permission to erect a third story addition over this two story portion of the building.

(3) Appellant's existing two story structure has an open court 4.65 feet in width which is short of regulation requirements. The proposed addition will not decrease the width of this court. This addition is for the purpose of providing a bath and solarium.

(4) This building is one of a row of similar dwellings in this block of P Street.

(5) There was no objection to the granting of this appeal provided the property is used as a single-family dwelling only.

OPINION:

We are of the opinion that appellant has proven a case of hardship under the provisions of Section 8207.11 of the Zoning Regulations and that a denial of her request would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner. We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.

We are also of the opinion that the erection of this third floor addition will not affect adversely conditions of light and air to adjoining property.

This Order shall be subject to the following condition:

(a) This property shall be used for single-family occupancy only.